

MAINTENANCE PLAN
HOMEOWNER'S ASSOCIATION

Subject: **xx**

SUCH PROPERTY BEING THE REAL PROPERTY NOW DULY PLATTED AS **THE xx**,
AS SUCH PLAT IS NOW RECORDED AS DOCUMENT No. **4892063**, IN THE OFFICE
OF THE RECORDER OF DEEDS OF THE COUNTY OF LAKE, STATE OF ILLINOIS,
HEREBY MAKES THE FOLLOWING DECLARATIONS OF MAINTENANCE
RESPONSIBILITIES.

REFER TO ATTACHED EXHIBIT A

Reference: Watershed Development Permit Ordinance – Section 3.11
Stormwater Management System Maintenance

Responsibilities

Adequate provisions for maintenance of the residential stormwater system are an essential aspect of residential communities long-term drainage performance. Responsibility for the overall maintenance shall rest with the Subdivision Homeowner's Association.

Responsibility for maintenance of the grassy surface areas, which form part of the Watershed Drainage provision of the covenants, shall be the specific responsibility of the individual homeowner. Individual homeowners shall also be responsible for cooperating in the overall maintenance, as it may be required in the performance of the overall maintenance, for which the Subdivision Homeowner's Association has the ultimate responsibility.

Subdivision Homeowner's Association Covenants and Bylaws shall delineate the legal agreement establishing the Homeowner's Association's responsibilities for the enforcement and accomplishment of the attached prescribed maintenance requirements, which shall be considered part of the Covenant and Bylaws provisions. Please reference **Exhibit A** that denotes the areas where maintenance activities are required.

Purpose and Objective:

Adequate drainage must be maintained to keep water away from the roadway and the residential lots adjacent to the detention pond.

Maintenance Program: Significant elements and aspects provided as an attachment hereto prescribes the program for the surface and subsurface elements. The maintenance is supplemented by repair as required or replacement as the case may be, depending on the wear and tear of the provisions of the drainage elements.

Maintenance Considerations:

Cleaning and repairing culverts, outflow pipes, and manholes is to be particularly guarded inasmuch as those elements are not visually obvious, as are the surface area elements. If these subsurface elements become clogged, then water may flood the pavement surface and may cause extensive erosion damage or water flow blockage. It is therefore stated that the culvert, outflow pipe, and manhole cleaning be made a routine maintenance activity which should be scheduled for several times a year, and may also need to be carried out on an as-needed basis. Experience will show the required cleaning frequencies for specific drainage items.

Cost Considerations:

Maintenance and replacement needs and costs should be part of the economic analysis. Frequent maintenance program work execution will lead to less frequent and less costly long term maintenance and repair, possibly requiring replacement. The attached maintenance provisions may need to be adjusted based on experience recorded over the initial period of occupancy of the subdivision.

Record Keeping:

Separate and distinct records shall be maintained by the Subdivision Homeowner's Association, for all tasks performed associated with this plan. The records shall include the dates of maintenance visits and the specific work performed.

Interpretation as to Requirements Under This Maintenance Plan:

The requirement for this Maintenance Plan is generated by the Lake County Watershed Development Ordinance. Therefore, the interpretation of the maintenance requirements set forth in this Maintenance Plan shall be interpreted on the basis of the intent and requirements of said Ordinance. Specific areas of concern are identified on the attached Exhibit.

General -

- _____ Litter and debris shall be controlled
- _____ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- _____ Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- _____ Roads can be swept, vacuumed and washed on periodic basis.

Storage Facilities (Detention and Water Quality Treatment Facilities) – The inlet and outlet of the pond should be checked periodically to ensure that the flow structures are not blocked by debris and cleaned as necessary. The outlet control structure, restrictors, should be inspected on a monthly basis and any debris near the orifice shall be immediately

removed. All ditches or pipes connecting ponds in series should be checked for debris that may block flow. Inspections should be conducted monthly during wet weather conditions from March to November.

Dam, berms and levees

- _____ Settlement, repair
- _____ Any breaks, hire Registered Professional Engineer for design resolution
- _____ Erosion, repair
- _____ Signs of piping (leakage), repair
- _____ Signs of seepage or wet spots on the downstream face of a dam, may require toe drains or chimney drains to solve problems

Shorelines

- _____ Erosion and rip-rap failures, repair
- _____ Undermining, repair
- _____ Damage or deterioration, repair

Principal and emergency outlets

- _____ Obstructions blocking outlet pipe, channel or spillway, remove
- _____ Condition of outlet and inlet structure
 - _____ Signs of seepage, repair
 - _____ Separation of joints, repair
 - _____ Cracks, breaks, or deterioration of concrete, repair
 - _____ Differential settlement, repair
 - _____ Scour and erosion at outlet, repair and reseed
 - _____ Any ice damage to outlet of pipe, repair if necessary
- _____ Condition of trash tracks, remove debris
- _____ Gates or Valves
- _____ Damage by debris, ice, or freezing
- _____ Outlet channel conditions downstream
- _____ Flap gate -- performing adequately

Access for maintenance equipment

- _____ Obstructions (woodpiles, sheds, vegetation)

Safety Features

- _____ Access controls to hazardous areas
- _____ Fences
- _____ Loose or damaged posts
- _____ Loose or broken wires
- _____ Accumulated debris in fences
- _____ Condition of gates
- _____ Signs

Volume

- _____ Facilities shall be inspected to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. If a detention facility includes specific locations designed to accumulate sediment these locations should be dredged every 5-yrs or when 50% of the volume has been lost.

- _____ Wet ponds lose 0.5 - 1.0% of their volume annually. Dredging is required when accumulated volume loss reaches 15%, or approximately every 15-20 years.

Storm Sewers and Collector System -

- _____ Free draining into collection channels or catch basins
- _____ Catch basins clean, remove sediment from when more than 50% of basin sump is filled.
- _____ Culverts shall be checked for siltation deposit, clean out as necessary.
- _____ Rim elevation for change, elevations shall be retained as constructed hire qualified person to bring back to grade as required.

Bridges

- _____ Any scouring around wing walls
- _____ Any undermining of footings
- _____ Debris or trash needs to be removed

Swales –

- _____ Check dams, repair and replace as necessary
- _____ Verify system (both drainage ditches and sideyard swales) are maintaining originally constructed design slope and cross-sectional area. If fill or sediment contributes to elevation changes in swale, regarding and reshaping shall be performed. Licensed surveyors shall be hired to lay-out and check grades. No landscaping, earthen fill, or other obstructions shall be allowed in the swales that would impede design drainage flow patterns.
- _____ Rotogill bottom of dry swales if not drawing down within 48-hours

Vegetation

- _____ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- _____ Evidence of grazing, motorbikes or other vehicles, repair
- _____ Check for invasive vegetation, remove where possible
- _____ Need for cutting. Grass shall be cut to ____ height within sideyard swales and ____ in drainage ditches to maintain appropriate aesthetic appearance and design velocity. It is highly recommended that all native grasses remain uncut.
- _____ Dead or damaged grassy areas – Repair with sodding, seeding with fertilization or seeding with mulch.
- _____ Annually burn native vegetation for first 3 years. If burning is not feasible high mowing (6" height) at least twice during first 2 years to control invasive weeds and promote natives establishment.
- _____ Herbicide applications on an as-needed basis by a licensed applicator to control weed species. Usually 2 applications/year for at least first 2-3 years.

Buffers –

- _____ Inspect for evidence of erosion or concentrated flows through or around the buffer. All eroded areas should be seeded and mulched. A shallow stone trench should be installed as a level spreader to distribute flows evenly in any area showing concentrated flows.
- _____ All existing undergrowth, forest floor duff layer, and leaf litter must remain undisturbed except in allowed paths or permitted encroachment areas.
- _____ No cutting is allowed of trees except for normal maintenance of dead, windblown, and damaged trees or; the culling of invasive, noxious or nonnative species that are to be replaced by more desirable and native vegetation.
- _____ A buffer must maintain a dense, complete and vigorous cover of "non-lawn" vegetation which can be mowed no more than once a year. Vegetation may include grass and other herbaceous species as well as shrubs and trees.
- _____ Activity within the buffer shall be conducted so as to prevent damage to vegetation and exposure of soil.

_____, the owner's agent, has caused these presents to be signed and acknowledged, this _____ day of _____, 2____.

By: _____